ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	748,200 /	748,200
USE VALUE:	748,200 /	748,200
ASSESSED:	748,200 /	748,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NUGENT WARREN & SAMANTHA
Owner 2:	
Owner 3:	
Street 1:	20 BROWNING RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DER KAZARIAN GREGORY -
Owner 2:	-
Street 1:	20 BROWNING RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .205 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1952, having primarily Vinyl Exterior and 2334 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
	Census:			Exmpt		
	Flood Haz:					
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8910.000	267,100		481,100	748,200
Total Card	0.205	267,100		481,100	748,200
Total Parcel	0.205	267,100		481,100	748,200

Source: Market Adj Cost   Total Value per SQ unit /Card: 320.57   /Parcel: 320.57

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0006-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	267,100	0	8,910.	481,100	748,200		Year end	12/23/2021
2021	101	FV	257,200	0	8,910.	481,100	738,300		Year End Roll	12/10/2020
2020	101	FV	303,300	0	8,910.	481,100	784,400	784,400	Year End Roll	12/18/2019
2019	101	FV	275,400	0	8,910.	481,100	756,500	756,500	Year End Roll	1/3/2019
2018	101	FV	275,400	0	8,910.	405,500	680,900	680,900	Year End Roll	12/20/2017
2017	101	FV	275,400	0	8,910.	371,100	646,500	646,500	Year End Roll	1/3/2017
2016	101	FV	275,400	0	8,910.	316,200	591,600	591,600	Year End	1/4/2016
2015	101	FV	229,900	0	8,910.	274,900	504,800	504,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT   PAT ACCT.   14118

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DER KAZARIAN GR	73387-257		10/1/2019		740,000	No	No		
	12998-25		6/18/1976			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/18/2019	2043	Re-Roof	13,000	C				
10/30/2019	1748	Porch	1,000	C				
10/8/2019	1605	Inter Fi	8,000	C				
8/16/2001	563	Siding	8,000	C				
7/3/2001	450	Re-Roof	4,700	C				

Legal Description

User Acct
121905

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date
07/12/18

!14118!

PRINT

Date	Time
12/30/21	18:22:19

LAST REV

Date	Time
04/01/20	12:47:49

apro

USER DEFINED

Prior Id # 1:	121905
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	MEAS&NOTICE	BS	Barbara S
10/17/2008	Meas/Inspect	163	PATRIOT
12/5/2001	External Ins	PM	Peter M
4/13/2000	Inspected	264	PATRIOT
1/12/2000	Mailer Sent		
1/5/2000	Measured	264	PATRIOT
7/19/1993		PC	PHIL C

Sign: ___VERIFICATION OF VISIT NOT DATA___   ___/____/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8910		Sq. Ft.	Site		0	70.	0.77	7										481,110						481,100	

| Total AC/HA: 0.20455 | Total SF/SM: 8910 | Parcel LUC: 101 | One Family | Prime NB Desc ARLINGTON | Total: 481,110 | Spl Credit | Total: 481,100 |

EXTERIOR INFORMATION

Field	Value
Type:	21 - Split Level
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	C - Average
Year Blt:	1952 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	2
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Field		Rating
Full Bath	1	Average
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:	1	Average
A HBth:		
OthrFix:		

OTHER FEATURES

Field		Rating
Kits:	1	Average
A Kits:		
Frpl:	2	Average
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	AV - Average	31.
Functional:		
Economic:		
Special:		
Override:		
Total:	31	

CALC SUMMARY

Field	Value
Basic $ / SQ:	100.00
Size Adj.:	1.09987140
Const Adj.:	0.99000001
Adj $ / SQ:	108.887
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	385140
Depreciation:	119393
Depreciated Total:	265747

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 3			Baths: 1			HB 1		

REMODELING

Field	
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	
Juris. Factor:		Before Depr:	108.89		
Special Features:	1400	Val/Su Net:	74.40		
Final Total:	267100	Val/Su SzAd	114.44		

SKETCH

(Sketch diagram)
- WDK (78): 6 x 13, top 16
- EFP (160): 10 x ...
- SFL FFL (658): 28 x 21
- FFL BMT (1018): 32 x 34
- dimensions: 10, 4, 7, 9, 18, 10, 7, 18, 4

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,676	108.890	182,495
BMT	Basement	1,018	32.670	33,254
SFL	Second Floor	658	108.890	71,648
EFP	Enclos Porch	160	43.800	7,008
WDK	Deck	78	15.840	1,236

Net Sketched Area:	3,590	Total:	295,641
Size Ad	2334	Gross Area	3590 FinArea 2334

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

PARCEL ID 179.0-0006-0013.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	M	S	1 4		A	AV	1980	500.00	T	31.2	101			1,400			1,400

More: N	Total Yard Items:	Total Special Featues:	1,400	Total:	1,400